065.0	0005	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	861,400 /	861,400
					USE VALUE:	861,400 /	861,400
					ASSESSED:	861,400 /	861,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLIAMS PAUL H
Owner 2:	DASH MEERA K
Owner 3:	
Street 1:	7 STOWECROFT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FERREIRA CHRISTINA & MANUEL -
Owner 2:	-
Street 1:	7 STOWECROFT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,100 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 2420 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7100.000	418,300		443,100	861,400
Total Card	0.163	418,300		443,100	861,400
Total Parcel	0.163	418,300		443,100	861,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.95 | /Parcel: 355.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 41993
GIS Ref:
GIS Ref:
Insp Date: 10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	418,300	0	7,100.	443,100	861,400	861,400	Year End Roll	12/18/2019
2019	101	FV	326,500	0	7,100.	411,500	738,000	738,000	Year End Roll	1/3/2019
2018	101	FV	323,000	0	7,100.	411,500	734,500	734,500	Year End Roll	12/20/2017
2017	101	FV	306,700	0	7,100.	360,800	667,500	667,500	Year End Roll	1/3/2017
2016	101	FV	306,700	0	7,100.	329,200	635,900	635,900	Year End	1/4/2016
2015	101	FV	288,200	0	7,100.	291,200	579,400	579,400	Year End Roll	12/11/2014
2014	101	FV	288,200	0	7,100.	275,400	563,600	563,600	Year End Roll	12/16/2013
2013	101	FV	288,200	0	7,100.	262,100	550,300	550,300		12/13/2012

!5636!

PRINT

Date	Time
12/10/20	20:29:48

LAST REV

Date	Time
07/31/19	14:45:30

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5636

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERREIRA CHRIST	45480-154		6/28/2005		597,500	No	No		
HUME PRISCILLA	27510-390		7/25/1997		238,000	No	No		Y

USER DEFINED

Prior Id # 1:	41993
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2017	1059	New Wind	2,000	C				
4/4/2016	367	Add Bath	146,000					add master suite/f
10/3/2013	1470	Manual	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
1/28/2014	Info Fm Prmt	EMK	Ellen K
12/29/2008	Meas/Inspect	294	PATRIOT
12/14/2005	MLS	HC	Helen Chinal
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7100		Sq. Ft.	Site		0	70.	0.89	12									443,100						443,100	

Total AC/HA:	0.16299	Total SF/SM:	7100	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	443,100	Spl Credit		Total:	443,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.19123709
Const Adj.:	1.00188005
Adj $ / SQ:	125.315
Other Features:	117099
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468951
Depreciation:	50647
Depreciated Total:	418304

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

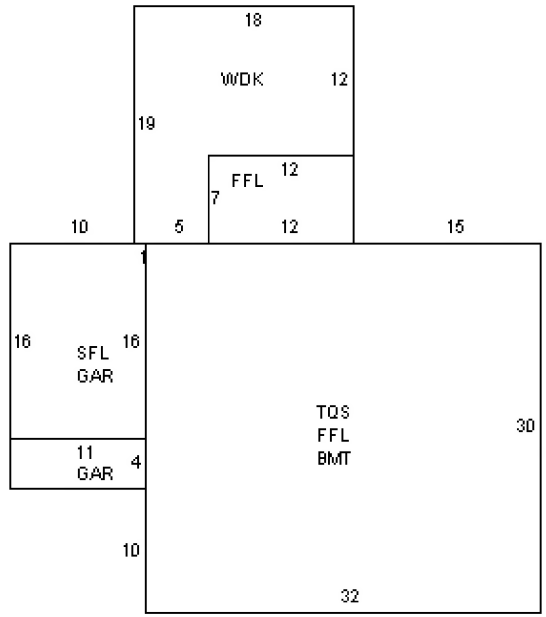
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	137.85
Special Features:	0	Val/Su Net:	123.83
Final Total:	418300	Val/Su SzAd	215.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,044	125.320	130,829
BMT	Basement	960	60.150	57,745
TQS	3/4 Story	720	125.320	90,227
WDK	Deck	258	9.890	2,553
GAR	Garage	220	26.410	5,811
SFL	Second Floor	176	125.320	22,055

Net Sketched Area: 3,378 | Total: 309,220

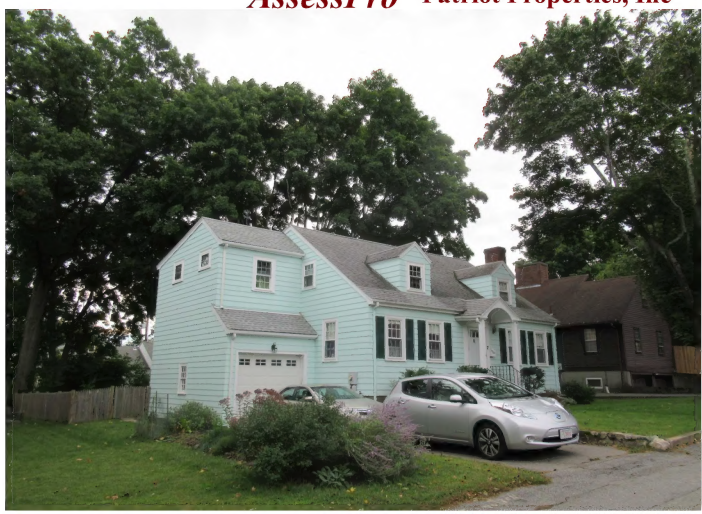
Size Ad 1940 | Gross Are 3618 | FinArea 2420

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: